

PLANNING BOARD AGENDA
TUESDAY, JUNE 7, 2005, 7:00 P.M.
THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

CONSENT AGENDA

1. SITE DEVELOPMENT PLAN 1162 Union Street – Earl Black

Site Development Plan approval to construct a 26' x 26' detached storage garage at 1162 Union Street in a General Commercial and Service District. Earl Black, applicant.

2. SITE DEVELOPMENT PLAN Dowd Road – M.D. Hardy, Inc.

Site Development Plan approval to construct an 11,600 sq. ft. building for warehouse and office use located on Dowd Road in an Industry and Service District. M. D. Hardy, Inc., applicant.

3. FINAL SUBDIVISION
 PLAN REVISION Off of Essex Street – Walden Parke, LLC.

Final Subdivision Plan Revision approval to rename an approved street within the Edgewood Subdivision located off of Essex Street. Walden Parke, LLC, applicant.

PUBLIC HEARINGS

4. CONDITIONAL USE/
 SITE DEVELOPMENT PLAN 49 Bangor Mall Boulevard – Capital Pizza Huts, Inc.

Conditional Use/Site Development Plan approval to demolish the existing building and replace it with a 3,455 sq. ft. building and a

708 sq. ft. cooler unit for use as a drive-thru restaurant at 49 Bangor Mall Boulevard in a Shopping and Personal Service District and a Stream Protection District. Capital Pizza Huts, Inc., applicant.

5. PRELIMINARY SUB-DIVISION PLAN

Off of Bomarc Road – Woods of Maine, Inc.

Preliminary Subdivision Plan approval of Phase II of the Woodridge Subdivision consisting of 21 lots and being located off of Bomarc Road in a Low Density Residential District. Woods of Maine, Inc., applicant.

6. CONDITIONAL USE/SITE DEVELOPMENT PLAN

Off of Judson Boulevard – Judson Grant, Jr.

Conditional Use/Site Development Plan approval to re-approve a 19-lot expansion of the Birch Hill Estates Mobile Home Park located off of Judson Boulevard in a High Density Residential District. Judson Grant, Jr., applicant.

APPROVAL OF MINUTES

7. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.

NEW BUSINESS

8. SITE DEVELOPMENT PLAN

592 Hammond Street – Mid-Maine Builders, Inc., d/b/a Karam's

Site Development Plan approval to construct a 930-sq. ft. first floor addition to the existing

building and a 1,070-sq. ft. second story addition for two apartment units above the existing retail portion of the building at 592 Hammond Street in a Neighborhood Service District. Mid-Maine Builders, Inc., d/b/a Karam's, applicant.

9. FINAL SUBDIVISION PLAN Approximately 975 Kenduskeag Avenue Paige Investments, LLC

Final Subdivision Plan approval of a three lot subdivision located at approximately 975 Kenduskeag Avenue in a Low Density Residential District. Paige Investments, LLC, applicant.

10. SITE DEVELOPMENT PLAN Stillwater Avenue – Widewaters Stillwater Co. LLC,

Site Development Plan Approval to construct 142,053-sq. ft. of retail space consisting of 11 buildings located on Stillwater Avenue in a Shopping and Personal Service District and a Resource Protection District. Widewaters Stillwater Co., LLC, applicant.

11. SITE DEVELOPMENT PLAN 10 Broadway – All Souls Congregational Church

Site Development Plan approval to construct a 6,458-sq. ft. addition to the existing church building located at 10 Broadway in a Downtown Development District. All Souls Congregational Church, applicant.